

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**
REZONING

ZON-18203 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Rezoning FROM R-3 (MEDIUM DENSITY RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****City Council Meeting****RECOMMENDATION:**

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 2/21/2007 Item 117 [ZON-18203], Item 118 [VAR-18204] and Item 119 [SDR-18202]

NOTE: COUNCILMAN REESE disclosed that he and BRUCE NOBLE are barbers, but his business will not be affected.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 117 [ZON-18203], Item 118 [VAR-18204] and Item 119 [SDR-18202].

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BRUCE NOBLE, 3712 Valley Drive, stated he changed the site plan and moved the proposed structure five feet from the west property line. In response to the Mayor's query, he indicated he has not had an opportunity to speak with staff.

COUNCILMAN WEEKLY verified that MR. NOBLE was at zero lot line and had a reduction of five feet. MR. NOBLE added he proposes to build a small retail center, a barber shop and an office. COUNCILMAN WEEKLY indicated this was the first time he had seen the project. He was concerned about the ingress and egress at this particular location.

GWEN BRAIMOH stated that at the Planning Commission meeting, the Commissioners recommended he meet with MS. CHANEY, who owns the adjacent day care. COUNCILMAN WEEKLY wanted to make sure that the child care center's play area would not be impacted by the proposed project. MS. BRAIMOH recalled the Commissioners recommended an appropriate ingress and egress.

BART ANDERSON, Public Works Department, recalled that the Planning Commission requested a joint-use driveway and for the applicant to obtain signed permissions by his neighbors and have it recorded and notarized.

COUNCILMAN WEEKLY requested that all items be held in abeyance so that all his questions could be clarified. He asked MR. NOBLE to have MS. CHANEY'S signature notarized.

MAYOR GOODMAN declared the Public Hearing closed for Item 117 [ZON-18203], Item 118 [VAR-18204] and Item 119 [SDR-18202].

